

LAKE COUNTY ZONING BOARD

September 27, 2005

AGENDA

The Lake County Zoning Board held a public hearing at 9:00 a.m., on Wednesday, September 7, 2005, in the County Commissioners Chambers, 2nd Floor – Round Administration Building, 315 West Main Street, Tavares, Florida, to consider petitions for rezoning, conditional use permits, and mining site plans.

The recommendations of the Zoning Board will be transmitted to the Board of County Commissioners for their Public Hearing to be held at **9:00 a.m.**, or soon thereafter, on **Tuesday, September 27, 2005**, in the County Commissioners Chambers, 2nd Floor – Round Administration Building, 315 West Main Street, Tavares, Florida.

BOARD OF COUNTY COMMISSIONERS MEMBERS:

Ms. Jennifer Hill, Chairman	District 1
Mr. Robert A. Pool	District 2
Ms. Debbie Stivender	District 3
Ms. Catherine Hanson, Vice-Chairman	District 4
Mr. Welton G. Cadwell	District 5

ZONING BOARD MEMBERS

Mr. Timothy Morris, Vice-Chairman	District 1
Mr. Scott Blankenship	District 2
Mr. James Gardner, Secretary	District 3
Mr. Robert Herndon	District 4
Mr. Paul Bryan, Chairman	District 5
Mr. Donald Miller, Member-at-Large	
Mr. Larry Metz, School Board Representative	

COUNTY REPRESENTATIVES

Ms. Cindy Hall, County Manager
Mr. Sanford A. Minkoff, County Attorney

GROWTH MANAGEMENT DEPARTMENT REPRESENTATIVES

Mr. Gregg Welstead, Director, Department of Growth Management
Mr. Jeff Richardson, AICP, Planning Manager, Planning & Development Services Division
Mr. John Kruse, Senior Planner, Planning & Development Services
Mr. Rick Hartenstein, Senior Planner, Planning & Development Services
Ms. Jennifer Dubois, Planner, Planning & Development Services
Ms. Stacy Allen, Senior Planner, Planning & Development Services
Ms. Mary Harris, Public Hearing Coordinator, Planning & Development Services Division
Ms. Sherie Ross, Public Hearing Coordinator, Planning & Development Services Division

LAKE COUNTY ZONING BOARD
September 7, 2005
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
September 27, 2005

PUBLIC HEARING NO.	PETITIONER	AGENDA NO.	TRACKING NO
PH#80-05-3	Florida Made Door Manufacturing Co. Steven J. Richey, P.A.	1	#91-05-MP
PH#75-05-5	Raymond Jones PECS International Inc.	2	#95-05-Z
PH#74-05-5	Joseph & Silvia Prevedel Nextel Communications / Dave Lindstrom	3	#94-05-CFD
PH#84-05-4	Jack Cassell Leslie Campione	4	#99-05-PUD
PH#83-05-4	Kyle Burnett and David Bartels Scott E. Hanson	5	#97-05-Z
PH#82-05-1	Hartman Golf Course Management Sam Bowyer, Bowyer-Singleton & Associates	6	#96-05-PUD WITHDRAWAL
PH#78-05-4	Mildred Hobdy Ben Champion	7	#89-05-CP
PH#76-05-4	George & Tina Weeks	8	#90-05-CP
PH#81-05-5	Free Methodist Church of North America	9	#92-05-CFD
PH#79-05-2	Kathleen D. Pagan	10	#93-05-Z
CUP#05/7/1-4	Robert & Shirley Grantham Jimmy Crawford, Gray Robinson, P.A.	11	#65-05-CUP
SLPA#05/8/1-2	Wolfgang Dueren / Lake Susan Lodge Steven J. Richey, P.A./ Jimmy Crawford	12	77-05-SLPA
PH#72-05-2	Wolfgang Dueren / Lake Susan Lodge Steven J. Richey / Jimmy Crawford	13	#87-05-PUD
LPA#05/8/1-2	Tom Harb / Lake County Gateway, LLC Plaza Collina Ron Manley, VP Canin Associates	14	#10-05-LPA

TRACKING NO.: #91-05-MP

CASE NO: PH#80-05-3

AGENDA NO: # 1

OWNER: Florida Made Door Manufacturing Co.

APPLICANT: Steven J. Richey, P.A.

GENERAL LOCATION: Astatula area – Property lying E of CR 561 and SCL Railroad.

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning from A (Agriculture) to MP (Planned Industrial) to allow for expansion of the existing door manufacturing business.

SIZE OF PARCEL: 42 +/- acres

FUTURE LAND USE: Suburban

TRACKING NO.: #95-05-Z

CASE NO: PH#75-05-5

AGENDA NO: #2

OWNER: Raymond Jones

APPLICANT: PECS International Inc.

GENERAL LOCATION: Lady Lake area – Property lying S of Edwards Road (at the end of the county-maintained clay road) and approx. 1 mile W of Gray's Airport Road.

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning from R-1 (Rural Residential) to R-3 (Medium Density Residential) for development of a single-family residential subdivision.

SIZE OF PARCEL: 9 +/- acres

FUTURE LAND USE: Urban

TRACKING NO.: #94-05-CFD

CASE NO: PH#74-05-5

AGENDA NO: #3

OWNER: Joseph & Silvia Prevedel

APPLICANT: Dave Lindstrom / Nextel Communications

GENERAL LOCATION: Lady Lake – Property lying to the W of SR 25, S of The Lakes of Lady Lake subdivision, and NE of Schwartz Blvd.

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning from A (Agriculture) to CFD (Community Facility District) to add additional equipment shelter and accessory uses to the existing site with a cellular tower.

SIZE OF PARCEL: 20 x 30 Lease parcel

FUTURE LAND USE: Urban

TRACKING NO.: #99-05-PUD

CASE NO: PH#84-05-4

AGENDA NO: #4

OWNER: Jack Cassell

REPRESENTATIVE: Leslie Campione

GENERAL LOCATION: Eustis – Property lying at the SE cor of the intersection of CR 44 and CR 44A.

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning from R-3 (Medium Density Residential), R-2 (Estate Residential) and A (Agriculture) to PUD (Planned Unit Development) for development of a single-family residential subdivision with open space or conservation based design.)

SIZE OF PARCEL: 35 +/- acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #97-05-Z

CASE NO: PH#83-05-4

AGENDA NO: #5

OWNER(S): David Bartels / Kyle Burnett

GENERAL LOCATION: Mt Plymouth – Property lying N of SR 46, S of Atlantic Avenue and approximately 1/4 mile E of CR 435.

| **APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request for rezoning from A (Agriculture) to RP (Residential Professional) to allow for professional office space.

SIZE OF PARCEL: 0.133 +/-ac

FUTURE LAND USE: Wekiva River Protection Area / Urban Compact Node

TRACKING NO.: #96-05-PUD

CASE NO: PH#82-05-1

AGENDA NO: #6

OWNER: Hartman Golf Course Management

APPLICANT: Sam Bowyer, Bowyer-Singleton & Associates

GENERAL LOCATION: Silver Lake / Leesburg area - Property lying E of Silver Lake Drive and N of Morningside Drive and W of Overton Drive.

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning from R-1 (Rural Residential) and R-6 (Urban Residential) and revocation of CUP#980B-1 to PUD (Planned Unit Development) to add 140 condominium units in 5 condominium buildings on 6.31 acres, with the golf course, clubhouse and accessory uses on the remaining 105.03 acres.

SIZE OF PARCEL: 111.34 +/-acre

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #89-05-CP

CASE NO: PH#78-05-4

AGENDA NO: #7

OWNER: Mildred Hobdy

APPLICANT: Ben Champion

GENERAL LOCATION: Sorrento area – Property lying S of SR 46 and N of SCL Railroad, and E of Round Lake Road.

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning from A (Agriculture) to CP (Planned Commercial) to allow for those commercial uses such as: professional offices; banking, consumer services & repair; medical services; personal care services; research services; church; veterinary clinic; single-family dwelling.

SIZE OF PARCEL: 6 +/-acres

FUTURE LAND USE: Suburban

TRACKING NO.: #90-05-CP

CASE NO: PH#76-05-4

AGENDA NO: #8

OWNER: George & Tina Weeks

GENERAL LOCATION: Mt Plymouth – Property located S of SR 46 and W of CR 435.

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning from R-6 (Urban Residential) to CP (Planned Commercial) with C-1 (Neighborhood Commercial) uses to allow for future commercial development.

SIZE OF PARCEL: .14 +/- acres

FUTURE LAND USE: Wekiva River Protection Area / Urban Compact Node

TRACKING NO.: #92-05-CFD

CASE NO: PH#81-05-5

AGENDA NO: #9

OWNER: Free Methodist Church of North America

GENERAL LOCATION: Haines Creek / Leesburg area – Property lying E'ly of Goose Creek Rd, N of Keats Drive and W of Shelly Drive.

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for revocation of CUP#959(A)-5 and rezoning from R-6 (Urban Residential) to CFD (Community Facility District) to allow for the continued use of a church with a mobile home and residence, and allow two (2) additional mobile homes on site for use of classrooms.

SIZE OF PARCEL: 5.90 +/- acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #93-05-Z

CASE NO: PH#79-05-2

AGENDA NO: #10

OWNER: Kathleen D. Pagan

GENERAL LOCATION: Clermont area – Property lying N of John's Lake Road, S of Lost Lake Road and W'ly of Hancock Road.

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning from A (Agriculture) to AR (Agriculture Residential).

SIZE OF PARCEL: 4.8 +/-acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #63-

CASE NO: CUP#05/7/1-4

AGENDA NO: #11

OWNER: Robert & Shirley Grantham

APPLICATION: Jimmy Crawford, Gray Robinson, P.A.

GENERAL LOCATION: Mt Dora area – Property lying S of SR 46 to the E of US Hwy 441 and S'ly of Sunset Pond subdivision. (33-19-27)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to bring the existing C& D Disposal Facility in compliance with the Settlement Agreement dated February 12, 1996.

SIZE OF PARCEL: 11.3+/acres

FUTURE LAND USE: Employment Center / Urban Expansion

TRACKING NO.: #77-05-SLPA

CASE NO: SLPA#05/8/1-2

AGENDA NO: #12

OWNER: Wolfgang Dueren / Lake Susan Lodge

REPRESENTATIVES: Steven J. Richey, P.A. / Jimmy Crawford

GENERAL LOCATION: Clermont area – Property located in Lake Susan Lodge, S of Lakeshore Drive and N of Lake Susan Court.

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for a map amendment to the change the future land use map designation from Transition (GSACSC) to Ridge.

SIZE OF PARCEL: 6.6 +/- acres

FUTURE LAND USE: Green Swamp Area of Critical State Concern (Transitional)
Proposed Future Land Use Map Amendment to Ridge

TRACKING NO.: #87-05-PUD

CASE NO: PH#72-05-2

AGENDA NO: #13

OWNER: Wolfgang Dueren / Lake Susan Lodge

REPRESENTATIVES: Steven J. Richey, P.A. / Jimmy Crawford

GENERAL LOCATION: Clermont area – Property located in Lake Susan Lodge, S of Lakeshore Drive and N of Lake Susan Court.

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for revocation of CUP#624-3 and rezoning from R-3 (Medium Residential) and R-1 (Rural Residential) to PUD (Planned Unit Development) to convert the existing 18-unit motel into a residential condominium/townhome use and eliminate the package and convenience store and boat ramp to allow for the use of a restaurant.

SIZE OF PARCEL: 6.6 +/- acres

FUTURE LAND USE: Green Swamp Area of Critical State Concern (Transitional)
Proposed Future Land Use Map Amendment to Ridge

TRACKING NO.: #10-05-LPA

CASE NO: LPA#05/8/1-2

AGENDA NO: #14

OWNER: Tom Harb, Lake County Gateway, LLC

APPLICANT: Ron Manley, VP, Canin Associates

GENERAL LOCATION: South Lake County / Montverde Junction area – Property located North of SR 50 and S of CR 50; E of CR 455 and W of Orange County / Lake County line.

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for an amendment to the future land use Map, changing the land use designation from Employment Center and Community Commercial to Regional Commercial and Public Resource Lands.

SIZE OF PARCEL: 142 +/- acres

EXISTING FUTURE LAND USE: Employment Center and Community Commercial

PROPOSED: Regional Commercial and Public Resource Lands